



Northamptonshire
County Council

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Town and Country Planning Act 1990

PLANNING PERMISSION

Name and address of applicant	Name and address of agent (if any)
NCC (Property Asset Management) John Dryden House 8-10 The Lakes Northampton NN4 7YD	PHP Architects Old Rectory Rectory Lane Milton Malsor Northampton NN7 3AQ

Part I - Particulars of application

Date of Application	Application No.
28 th May 2012	NCC Ref: 12/00036/CCD CBC Ref: 12/00187/COC

Particulars and location of development

Classroom and hall extension, with new covered play area in external courtyard, new kitchen and ancillary facilities, along with the removal of an existing mobile classroom at Gretton Primary School, Kirby Road, Gretton, Corby, NN17 3DB

Part II - Particulars of decision:

The Northamptonshire County Council

Hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:-

Time Limit

1. The development to which this permission relates must be begun not later than the expiration of **THREE YEARS** beginning with the date of this permission. Written notification of the date of commencement shall be sent to the County Planning Authority within 7 days of such commencement.

Note: This permission only relates to planning permission and does not include consent under the Building Regulations for which separate permission may be required. The requirements of the Chronically Sick and Disabled Persons Act 1970, the Disability Discrimination Act 1995 and the Special Education Needs and Disability Act 2001 should also be adhered to wherever appropriate.

REASON: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Scope of the Permission

2. Except as otherwise required by conditions attached to this planning permission the development hereby permitted shall be carried out in accordance with the following approved documents and plans:
 - Application Forms dated 9th May 2012;
 - Planning Statement dated May 2012;
 - Design and Access Statement dated May 2012;
 - Arboricultural Implications Assessment, ref. 11-1808/3372/D18/R, prepared by Lockhart Garratt Ltd.
 - Drawing No. 3960/014/P1 Location Plan;
 - Drawing No. 3960/012/P1 Proposed Site Plan;
 - Drawing No. 3960/013/P1 Constraints Plan;
 - Drawing No. 3960/010/P4 Proposed Plan;
 - Drawing No. 3960/011/P4 Proposed Elevations;
 - Drawing No. 3960/016/P1 Existing Plan;
 - Drawing No. 3960/017/P1 Proposed Plan;
 - Topographical Survey dated July 2011;

REASON: For the avoidance of doubt and in the interests of amenity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Materials

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those detailed in the application, and shall be in accordance with details/samples of materials which shall be submitted for approval to the County Planning Authority, prior to works commencing on the site. The materials to be used shall be as approved in writing by the County Planning Authority.

REASON: To ensure the use of appropriate materials in the interests of preserving or enhancing the character and appearance of the Conservation Area having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

4. The rooflights hereby permitted shall be conservation rooflights only and shall sit flush with the plane of the roof. The rooflights shall be retained in that form in perpetuity.

REASON: In the interests of preserving the character and appearance of the Conservation Area having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

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Construction Management Plan

5. Prior to the commencement of any part of the development hereby permitted, a Construction Management Plan shall be submitted to the County Planning Authority for approval in writing. The Construction Management Plan shall include and specify the provision to be made for the following:
- i. Overall strategy for managing environmental impacts which raise during construction;
 - ii. Procedures for maintaining good public relations including complaint management, public consultation and liaison;
 - iii. Measures to control the emission of dust and dirt during construction;
 - iv. Control of noise emanating from the site during the construction period;
 - v. Construction Plant Directional signage (on and off site);
 - vi. Provision for emergency vehicles;
 - vii. Provision for all site operatives, visitors and construction vehicles loading and unloading plant and materials;
 - viii. Provision for all site operatives, visitors and construction vehicles for parking and turning within the site during the construction period;
 - ix. Details of measures to prevent mud and other such material migrating onto the highway from construction vehicles;
 - x. Storage of plant and materials used in constructing the development; and
 - xi. Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from construction works including confirmation of any material exports, routing and deposition sites.
 - xii. A daily log shall be kept on an ongoing basis to record all vehicles attracted to the site and this log shall be maintained on an annual basis and be available for scrutiny at the request of the County Planning Authority .

The approved Construction Management Plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works unless otherwise approved in writing by the County Planning Authority.

REASON: In the interests of residential amenity, highway safety and visual amenity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Hours of Construction

6. All construction works shall be confined to the hours of 8.00am to 5.30pm Mondays to Fridays and 8.00am to 1.00pm on Saturdays, with no works on Sundays, Bank or Public Holidays.

REASON: To protect the amenities of neighbouring properties from noise and other disturbance having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

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Access & Highway Safety

7. Except as may otherwise be agreed in writing by the County Planning Authority, construction delivery vehicles shall not enter or leave the site between 8.15am to 9.00am and 2.45pm and 3.45pm Mondays to Fridays during term time.

REASON: In the interests of highway safety and the amenity of local residents during the construction process having regard to with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

8. All vehicles entering and leaving the site shall be cleansed of mud and other debris to ensure that there is no nuisance dust and no mud or debris deposited on the public highway.

REASON: To avoid any adverse impacts on the highway network and highway safety having regard to with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

9. All operational vehicles arriving at and leaving the site shall be appropriately sealed so as to prevent material spillage, wind blow and dust nuisance.

REASON: In the interests of highway safety and safeguarding local amenity having regard to with Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Partial Redesign (Roof Ventilation Units)

10. The details of the proposed roof ventilation units indicated on Drawing No. 3960/011 P4 are not approved. Revised details of the proposed roof ventilation units shall be submitted to the County Planning Authority for approval in writing before any work is commenced. The development shall be carried out in accordance with the approved revised details.

REASON: In the interest of the appearance of the building and the visual amenities of the area having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Lighting

11. No external lighting, shall be installed until a scheme of all lighting provision related to the development hereby permitted has been submitted to the County Planning Authority for approval in writing. The scheme shall include details of the types and height of lights and/or light columns, their location, technical specification, means of preventing or minimising light spillage and the proposed hours of use. The lights shall be designed, installed, and thereafter maintained in accordance with Institute of Lighting Engineers 'Guidance Notes for the Reduction of Light Pollution'.

REASON: In the interests of residential amenity having regard to Policy 13 of

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the North Northamptonshire Core Spatial Strategy (2008).

Secured by Design

12. Prior to the commencement of development, a scheme detailing the security standards to be incorporated within all openings associated with the development shall have been submitted to and approved in writing by the County Planning Authority in consultation with the Police Crime Prevention Design Advisor and in line with the recommendations of 'Secured by Design'.

REASON: In the interest of the security and quality life of future occupants of the development having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Landscape

13. Within 3 months of the date of this permission, a detailed scheme of landscaping incorporating native species shall be submitted to the County Planning Authority for approval in writing. Once approved, the scheme shall be fully implemented during the first available planting season following the completion of development. Any trees, shrubs or hedges planted in accordance with the approved scheme shall be maintained and any plants which within five years of planting either die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the County Planning Authority.

REASON: To compensate for planting lost as a result of the development and in the interest of amenity having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Arboricultural Method Statement

14. No site clearance or building works shall be undertaken, and no equipment, plant, machinery or materials for the purposes of development shall be taken onto the site until an arboricultural method statement detailing the measures to be taken to construct the development and protect trees is submitted to the County Planning Authority for approval in writing. The statement shall include details of:

- Type and siting of tree protection including fencing, and maintenance of tree protection for the duration of project;
- Details of the method and timing of site clearance and building works;
- Depth, extent and means of excavation of foundations and details of method of construction of new foundations;
- Location of site facilities (if required), and location of storage areas for materials, structures, machinery, equipment or spoil, and mixing of cement or concrete;
- Location of bonfire site (if required);

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- Details of the location of underground services avoiding locating them within the protected zone;
- Details of the method to be used for the removal of existing hard surfacing within the protected zone;
- Details of the nature and installation of any new surfacing within the protected zone;
- Methods proposed for the watering of the trees during the course of the project.

The approved method statement shall be implemented according to the details contained therein until completion of building works, and all plant, machinery or materials for the purposes of development have been removed from the site.

REASON: To ensure that all existing trees to be retained are adequately protected having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2010).

Trees

15. No retained tree shall be cut down, up-rooted, destroyed, topped or lopped without the prior written consent of the County Planning Authority and if any tree which is to be retained dies within five years beginning with the date on which the development is commenced it shall be replaced with a tree of such size and species as may be specified in writing by the County Planning Authority.

REASON: To ensure the protection of trees on the site having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2010).

Protection of Breeding Birds

16. Operations that involve the destruction and removal of buildings, trees, shrubs, hedgerow and other vegetation shall not be undertaken during the months of March to August inclusive, unless an ecologist report is submitted to demonstrate that breeding birds will not be affected and this has been submitted to and approved in writing by the County Planning Authority.

REASON: To ensure that breeding birds are not adversely affected having regard to Policy 13 of the North Northamptonshire Core Spatial Strategy (2008).

Informative(s)

1. Prior to the commencement of any site works, all sensitive properties surrounding the site should be notified in writing of the nature and duration of works to be undertaken, and the name and address of a responsible person, to whom enquiries/complaints should be directed.

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2. If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Control Section, Planning Services, Floor 3, County Hall, Guildhall Road, Northampton, NN1 1DN (Tel: 01604 366130) for advice on the appropriate procedure.
3. The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made.

REASONS FOR APPROVAL

It is not considered that the proposed development would have a significant adverse impact upon residential amenity in terms of traffic, highway safety and amenity issues, or have a detrimental impact on the overall character and appearance of the conservation area which would justify refusal of the planning application. The issues which have been raised by the Borough Council and the Highway Authority can be dealt with by the imposition of planning conditions. Overall, the location, size and design of the proposed extension is considered to be acceptable having regard to Policy 13 (General Sustainable Development Principles) of North Northamptonshire Core Spatial Strategy (2008).

Date 3rd August 2012

Signed 

For Assistant Director of Environment and Planning

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